



**Caerphilly County Borough
Local Development Plan**

**Hearing Session 4
Allocated Housing Sites
MATTERS ARISING**

Examination 2010

Caerphilly County Borough Council submission

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CONTENTS

	PAGE
Introduction	1
HG1.53 Penycwarel Road, Wyllie	2
HG1.22 Park Estate	4

INTRODUCTION

This paper has been produced in direct response to issues raised at Hearing Session 4 ***Allocated Housing Sites*** held on the 5th May, 6th May and 10th May 2010 at the request of the Inspector (Mr Alwyn Nixon).

The paper provides the Inspector with:

- a note on the extent to which third party land is required in order to access HG1.53 Penycwarel Road, Wyllie.
- a note of the extent of HG1.22 Park Estate utilised by the Tarragon Project and an amendment to the Appendices to include reference to the need to include land for the expansion of the Tarragon Project.

Note: matters relating to TR7.1 Aberbargoed to Bedwellty Relief Road and Heolddu, Pontllanfraith have been deferred until the Transport Hearing Session.

HG1.53 Pen-y-Cwarel Road, Wyllie

This note has been produced in direct response to a question raised by the Planning Inspector at Hearing Session 4: Allocated Housing Sites (Thursday 6th May 2010) on the extent to which third party land is required in order to facilitate the development of the allocated housing site at Pen-y-Cwarel Road in Wyllie (HG1.53).

Appendix 7 of the **SB81** Appendices to the Written Statement indicates “*the site could be accessed from either the south of the site subject to land acquisition or off the northern edge of the site from the Avenue. Additional land would need to be acquired for either option in order to ensure adequate visibility. Satisfactory footways would need to be provided.*”

In light of the concerns raised by the Inspector, the Council have reconsidered the access proposals in respect of the site. Firstly, it should be noted that Appendix 7 erroneously indicates that additional land would need to be required in order to ensure adequate visibility. This is not the case as the concern with the access to this site is not with visibility but instead with the lack of footways.

However, since the site was assessed as part of the highways site assessment, a planning application was granted and a detached dwelling was constructed on the southern-most boundary of the site at the junction of Pen-y-Cwarel Road and Glanhwy Road. This planning application was subject to a condition requiring the site frontage to be set back and the existing 1.8m footway extended along the frontage before the dwelling is first occupied. It should be noted that this condition has not been complied with and the Council is currently taking enforcement action on this breach of condition.

Notwithstanding this, the provision of the footway as part of the planning application (see blue line on attached plan) means that there is no longer the need for third party land to be acquired in order to provide a footway, as the footway required as part of the planning application extends to the boundary of the housing allocation and can therefore be continued on to the land owned by the landowner of HG1.53.

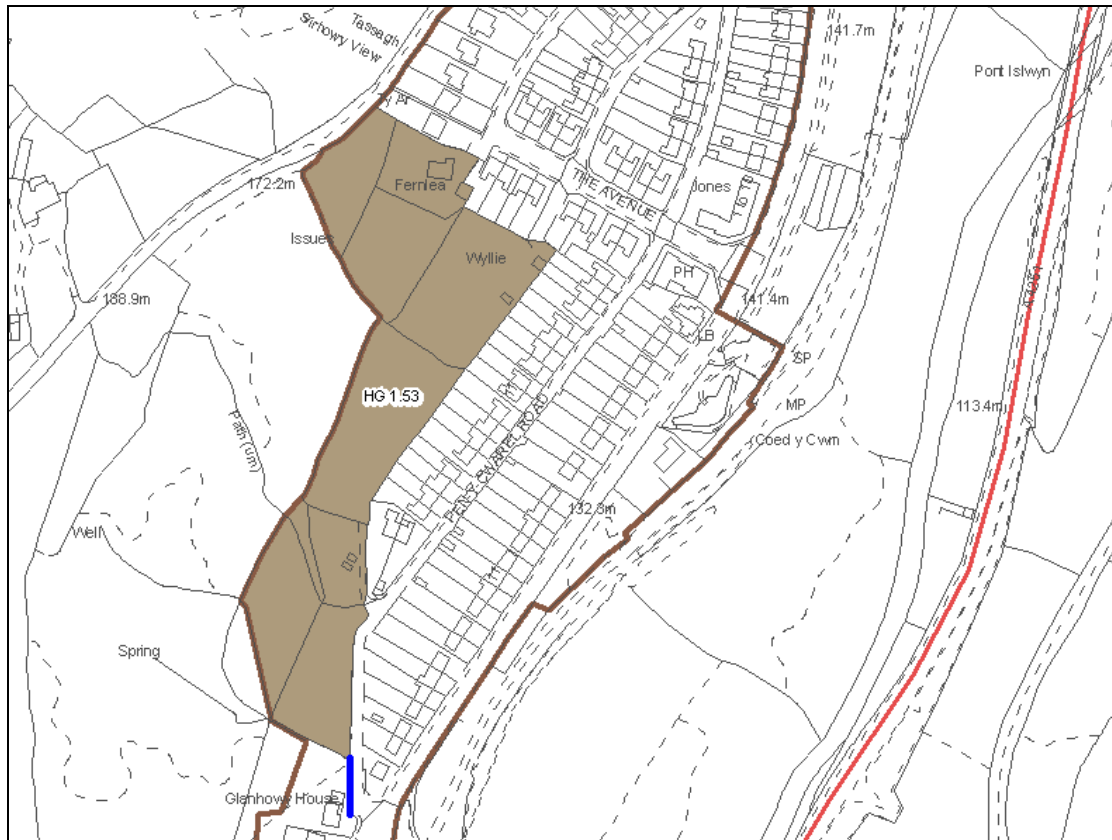
The alternative access to the north of the site would still require the acquisition of third party land currently in garden use and therefore it is likely that the southern access would be the preferred option as it would be more deliverable as it would not require third party land.

To this end it is suggested that the relevant paragraph of the housing site description be reworded to reflect the current situation as follows:

“the site could be accessed from either the south of the site off Pen-y-cwarel Road subject to ~~land acquisition~~ the provision of footways or off the northern edge of the site from the Avenue, ~~although~~ aAdditional land would need to be

acquired.” for either option in order to ensure adequate visibility. Satisfactory footways would need to be provided.”

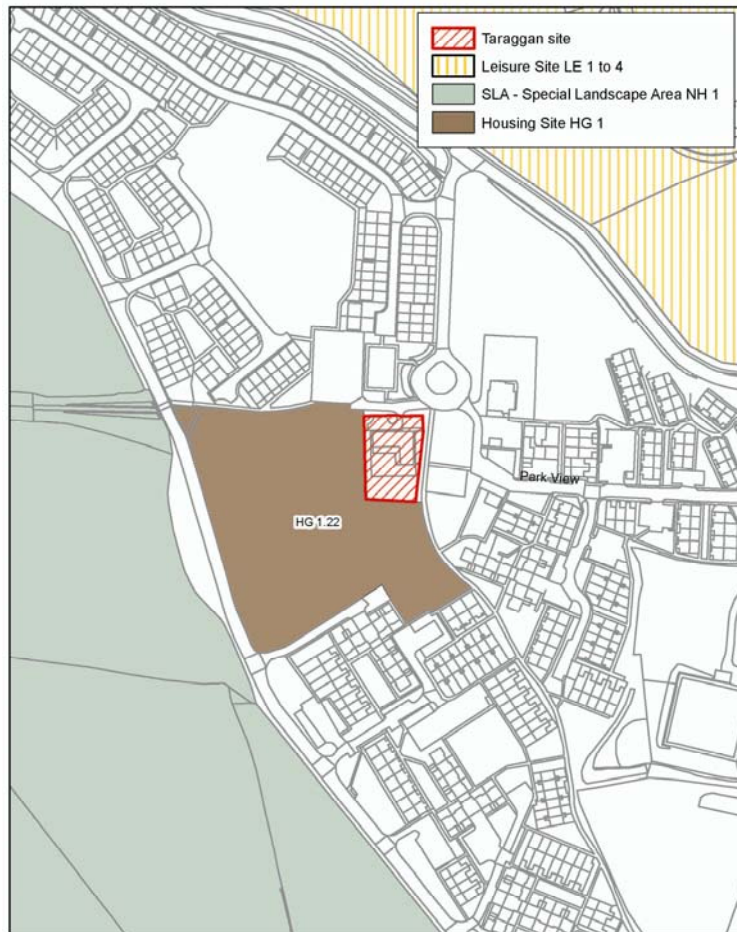
HG1.53 Land at Penycwael Road, Wylie



HG1.22 – Park Estate, Bargoed

Provide the Inspector with a note of the extent of the land utilised by the Taraggan Project

The Taraggan project occupies the former school site that lies to the north east of the allocated site, although it does not comprise part of the allocated site. The following map shows the relationship between the allocated site and the site of the Taraggan project.



Consider amending the Appendices to include reference to the need to include land for the expansion of the Tarragon Project.

The Taraggan site lies outside the site allocated under HG1.22. However it is important that the proposed development respects the presence of the Taraggan project and provides a layout conducive to the its continued, and potential expanded, operation. The housing site description for the site, contained in Appendix 7, could be amended to take this into account, as follows:

**“HG 1.22 Park Estate, Bargoed
1.5 Ha 53 units Greenfield**

This is a large greenfield site located to the east of Western Drive, Bargoed. The land slopes gently in a southerly and easterly direction. The site is bordered to the north and south by residential development. Residential development at this location will form a logical rounding off to this part of Bargoed.

The Taraggan Project, a community based organic allotment and education facility, adjoins the north-eastern corner of the housing allocation. Care will need to be taken that the layout of the proposed development takes appropriate account of the Taraggan project to ensure its continued operation, and accommodate some limited expansion if required.

The site is crossed by public sewers, which may restrict the density of any proposed development.

Access can be obtained from the existing road to the south of the site, although this will need to be upgraded.

A contribution to the upgrade of Gilfach Fargoed pitch will be required."